



## **AARRC REGULAR MEETING MINUTES**

*Thursday, August 11, 2016*

*Asheville Area Chamber of Commerce, Second Floor Board Room*

**Board Members in Attendance:** Chair Carleton Collins, Vice Chair Stephanie Brown, Councilman Cecil Bothwell, Esther Cartwright, Joe Ferikes, Karl Koon, Jane Mathews, George Morosani, Brownie Newman, Kristie Quinn, Peter Sprague, Pam Turner

**Board Members Absent:** Pam Turner, Cindy Visnich Weeks, Jason Young

**Staff in Attendance:** Stephanie Monson Dahl, Sara Henry, Sam Powers, Sasha Vrtunski

**Guests:** Jerry Sternberg

Chair Collins called the commission to order at 4:05 p.m.

### **1. APPROVAL OF MINUTES**

Chair Collins made a motion to approve the May and June minutes, and Mr. Koon seconded the motion to approve the May and June minutes. The minutes were approved unanimously by the commission.

### **2. ADMINISTRATIVE ISSUES**

#### **a. October Retreat Date: Proposal; Date Poll on Doodle**

Chair Collins reviewed the dates and a Doodle Poll will be sent to the group.

### **3. SUBCOMMITTEE UPDATES**

#### **a. Networking Committee Update**

Mr. Sprague discussed the articles the networking committee reviewed in their meeting. He discussed the bond referendum which is coming up for vote. The NC Glass Center hired a new Executive Director, Carey Rift. A new furniture store is opening called Sunnyside Trading Company in the former location of Asheville Running on Depot Street. Mr. Sprague mentioned the voting of the bus shelter design materials on Craven St., and there was a flood symposium on the great flood of 1916. Mr. Sprague reviewed the City's construction communication strategy, and updated the group on the previous conversation about adding a history of the river segment to the agenda in September.

He met with Mr. King of AB Tech along with Stephanie Monson Dahl and Brownie Newman to discuss ways the organizations be helpful to each other. Commissioner Newman addressed AB Tech's concerns with transportation along the river. Mr. Sprague also took a tour of The Salvage Station with owner, Jimmy Rents.

#### **b. Planning and Design Review Committee Update**

Ms. Mathews reported on their design review meetings. The design committee met regarding the Simpson Street Apartments and approved the design. The group also met regarding the ABCCM village housing project as a courtesy. This project is outside of the jurisdictional area but the review went well. Upcoming reviews include The Foundation Studios projects.

### **5. STAFF UPDATES**

#### **a. City Projects: Construction Updates and Plans; Communication Plans**

Ms. Monson Dahl reported on community outreach. Ms. Monson Dahl pointed out the Craven Street improvement project is coming to a close with final construction of the trailhead. The transit stop on Haywood Road is also expected to be installed in September. The flashing beacon on Amboy Road was installed in partnership with various stakeholders.

Ms. Monson Dahl discussed east Asheville riverway and the feasibility study to connect the park from the shopping center starting at Walmart.

The City is beta testing the construction communication plan with media exposure, the City blog and email communication. All information can be found at [ashevillenc.gov/river](http://ashevillenc.gov/river). Multiple resources are available and any questions can be sent directly to her. She asked the commission for their support in spreading the word that the RAD is open for business. The City is working with RADA, RADBA and a designer to create a campaign for signage around entrances in the district. The City and the CVB are also partnering to share information on the bond and the construction plans in the RAD on September 6<sup>th</sup>.

#### **b. Private Development Update**

Monteath's Auto at 600 Swannanoa River Road is making some improvements to their site. They are currently determining if this will go to Design Review. The Om Sanctuary is adding additional space to their business. A new brewery is also in the works at the old Wrights Construction space on Thompson Rd. Foundation Studios is also working on renovations with several building on site including the 12 Bones location and a second Wedge Brewery location. Finally, the RAMP at the top of Riverside Dr. and Broadway is also undergoing updates. Mr. Pilos is also working on funding for his RAD Lofts project.

#### **c. Form Based Code Update**

Sasha Vrtunski provided an update on FBC. She provided a map outlining the latest information on feedback provided from property owners. Based on feedback, they merged a few of the districts and created a new district for all the property directly along the river. This will allow for the same uses that are there today. For industrial use, there will be different requirements for street views and windows. They are also still working on height requirements in various districts. FBC does not have density limits. Her team is still working on the specific technical details. A new draft is expected in late September.

## **6. UNFINISHED BUSINESS**

### **a. Consideration to Alter Form Based Code Study Area**

Mr. Jerry Sternberg presented on the effects of flooding and the history of the area. He reiterated his concerns about FBC which are limiting the businesses ability to operate, expand or sell as they currently operate. He had an open discussion with City staff about the code and the impacts of the code in the district. Chair Collins asked to bring the conversation back to the group to make a decision about removing the area from consideration in FBC. Ms. Monson Dahl reiterated that Mr. Sternberg's questions are important and relevant, and staff will continue to address his concerns.

The original question by Mr. Sternberg is whether AARRC could recommend to City Council to revise the study area west of the rail road tracks so that it is removed from FBC. The commissioners are not ready to vote on whether to remove this section from the study area because they would like additional information on the uses within the districts. The group would like to leave this open until more information is provided. Ms. Mathews suggested the group tour the area with the commissioners.

## **7. NEW BUSINESS**

No new business was reported in August.

## **8. CITY/COUNTY LIAISON UPDATE**

### **a. City Council Update**

Councilman Bothwell addressed the bond issue and its impacts on the river. The most specific effects would be the greenway improvements in east Asheville. Otherwise, there is no direct impact the river outside of better transportation infrastructure. There will be a tax impact. He thinks it is a good opportunity and it is up to the voters to determine if this moves forward.

### **b. County Commission Update**

Mr. Newman reported that there is an increase in funding for the county's greenway planning initiatives.

**c. Buncombe County Parks and Recreation Update – Josh O'Conner**

Mr. O'Conner was not present but sent in a report that there his team is awaiting confirmation of fund approval for their 2016 project list.

**9. PUBLIC COMMENT**

No public comments were made in August.

**10. ANNOUNCEMENTS**

**RiverLink RiverFest– Saturday, August 13<sup>th</sup>**

**New Belgium Brewing's 25<sup>th</sup> Anniversary Party- Saturday, August 27<sup>th</sup>**

**Proclamation for Karen Cragolin generated by the City on September 6<sup>th</sup>**

**11. FUTURE AGENDA ITEMS AND ADJOURNMENT**

No future agenda items were provided at the meeting.

Chair Collins adjourned the meeting at 5:20 pm.